

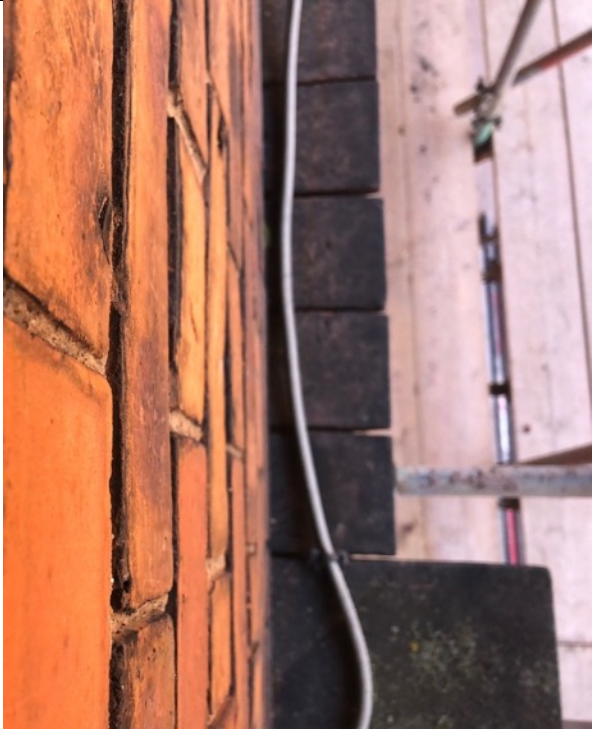


Project 6-14 Newton Street
Project Ref 1665
Revision A
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Item	Status	Approach
Front and Side Elevations of 14-12 – Repair Strategy – to be read in conjunction with drawings C(222), C(201), C(231) and NBS		
1	Stone Delamination where notches have been formed.	Clean loose material, where water is not hindered from running off the face of the sill. Carefully descale and effect a resin repair to prevent water collecting in sill notches and damaging the cills further. Resin to be matching in colour with matching sandstone 

2	Blown brickwork (mainly to Mangle street elevation)	Where existing bricks are identified as perished, these are marked on the elevations drawing. Existing bricks are to be carefully removed taking care not to damage adjoining masonry. Replacement bricks to be sourced, ideally from the existing building, but if this is not possible a sample reclaimed brick to the approval of the Local Authority. The mortar bedding is match exactly the specification of the mortar noted in clause C41/520 
3	Mortar	In-situ mortar repointing in noted areas on drawing. to be carried out in accordance with clause NBS clauses C41/810-860 Mortar to be carefully raked out by hand where mortar is loose and/degraded. Do not rake out joints that are sound. Remove all dust and debris. Minimum depth of raking to be 20mm. Carefully repair joints with lime rich conservation mortar in accordance with clause C41/520.

4	Mortar missing from feature projecting courses.	Carefully remove if present. Mortar to be carefully raked out by hand where mortar is loose and/degraded. Do not rake out joints that are sound. Remove all dust and debris. Minimum depth of raking to be 20mm. Carefully repair joints with lime rich conservation mortar in accordance with clause C41/520. 
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5	Joint between facing brickwork and commons on Paton Street	To be carefully scraped out with hand tools only and pointed with ready mixed lime based mortar to specification. Refer to Clause C41/ 810-860 
6	RWP and SVP cast iron/lead repairs.	Generally cast iron to be rubbed down prepared, primed and painted in accordance with clause M60 of NBS. The drawings identify where this is not possible. In these instances, the pipework should be carefully removed and replaced with pipes in cast iron matching in size and design to the original. 

7	Window colour	Remove loose paint and re-paint existing windows with Dulux Weathershield (matt finish). Painting: Apply one primer coat Apply one under coat Apply 2 top coats of gloss – colour to approval.
8	Stone copings	Carefully remove and store for re-bedding. Install a suitable DPM under the stone. The copings to be cleaned in accordance with item 13.
9	Algae and moss growth	Carefully remove and investigate condition. See Items 1.00 for repair strategy. 

10	Broken glass	Window repair type 1 and 2. Broken glazing/ missing glazing/ glazing with services penetrating: Carefully smash out remainder of glass to the internal elevation taking care not damage the timber or the mechanisms Rake out debris and remainder of putty from reveals Replace with 4mm crown glass in all windows with the exception of the Newton Street façade. On the Newton Street façade replace with Slimlite double glazed units for acoustic treatment of this façade. Apply linseed oil putty and make good in accordance with clause L40/210 in NBS 
11	Windows	A separate window repair schedule is to be issued and to be read in conjunction with this document. Repair type 3 putty to be replaced: Carefully rake out loose putty and thoroughly clean the reveals. Apply linseed oil putty and make good in accordance with clause L40/210 in NBS Repair type 4: Broken sliding sash mechanism. Mechanism to be replaced Repair type 5. Damaged or rotten timbers (small section) The damaged/rotten area is to be identified and the timbers cut to no more than 100mm beyond the affected area. A new piece of treated softwood timber is to be spliced and positioned. The size, species and detail on the new timber is to match the existing timber exactly. All in accordance with clause C51/760 in the NBS. Repair type 6. Damage or rotten timbers (large section) The damaged/rotten area is to be identified and the timbers cut to no more than 100mm beyond the affected area. A new piece of treated softwood timber is to be spliced and positioned. The size, species and detail on the new timber is to match the existing timber exactly. All in accordance with clause C51/760 in the NBS. Repair type 7 or 8. Either a large part of window frame is damaged, and window is considered beyond repair or the window has been previously removed and is non-original: Carefully remove the frame and glazing in its entirety.

Replace the window fully in accordance with drawings and specification which will be fully informed by the adjoining windows that are remaining in place. The sizes of the frames, timber species and design will be identical to the existing examples. As an overview, it is not envisaged that there will many- if any – complete window replacements.

Restore/ replace window profiles with 'like for like' to the original, with Douglas Fir timber, replicating the original thin Pitch Pine softwood strip profiles.

Note: Douglas Fir is of the same family as Pitch Pine (type of existing timber), but due to difficulty in acquiring Pitch Pine, we propose to use the above



Window wall junction to be pointed with lime mortar.

12	Dirt build-up on brickwork	Clean with hot steam. (Doff) process. A sample will be prepared. No chemicals will be used in accordance with clause M40 
13	Dirt build-up on stonework, both heads and cills	Clean with hot steam. (Doff) process. A sample will be prepared. No chemicals will be used in accordance with clause M40. 
14	NOT USED	

15	Replacement Stone Cill, heads and coursing	Where stone is to be replaced – refer to drawings, then replacement stone sourcing and method in accordance with C41 of NBS. 
16	Rebuild top parapet	Brickwork at this level in a particularly poor state with inappropriate mortar and approximately 30% of bricks laid. Bricks to carefully removed and reinstated in the English garden wall bond. Mangle Street elevation and part of Dale Street 

		
17	Repair recessed brickwork	